

ROBERT D. ALLEN, ET UX,
GRANTORS

TO

WARRANTY DEED

ANTHONY L. JONES,
GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, ROBERT D. ALLEN, and wife, BETTY JEANNE A. ALLEN, hereby sell, convey and warrant unto ANTHONLY L. JONES an one/half undivided interest in and unto the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Part of the Northwest Quarter of Section 31, Township 1 South, Range 6 West, DeSoto County, Mississippi and being more particularly described as COMMENCING at a point on the centerline of Davidson Road a distance of 1981.71 feet South of the intersection of the centerlines of said Davidson Road and Mississippi Highway No. 302 (Goodman Road), said centerline intersection being commonly accepted as the Northwest corner of said quarter section; thence South 89° 57' 34" East 40.00 feet to a 3-inch pipe on the East right of way line of said Davidson Road, said point being the Southwest corner of Richard E. Glatt property; continue South 89° 57' 34" East a distance of 500.42 feet along the South line of said Glatt property on the West and the South line of the Owen McCullar property on the East to a half-inch steel bar, said point being the Point of Beginning; thence continue South 89° 57' 34" East a distance of 1263.87 feet along said McCullar South line to a 1-inch pipe on the West line of Goodman Oaks Subdivision; thence run South 00° 01' 42" West a distance of 874.63 feet along said subdivision West line to a point; thence run North 89° 33' 04" West a distance of 1169.67 feet to an along the North line of the Lawrence K. Stewart property and the George Carnall property to a half-inch steel bar; thence run North 89° 35' 25" West a distance of 595.09 feet along the North line of said Carnall property to the Northwest corner of said Carnall property said point being on said East right of way line of said Davidson Road; thence run North 00° 03' 01" East a distance of 464.57 feet along said East right of way line to a half-inch steel bar; thence run South 89° 57' 34" East a distance of 109.45 feet to a half-inch steel bar; thence run North 72° 09' 00" East a distance of 410.86 feet to a half-inch steel bar; thence run North 00° 03' 01" East a distance of 271.67 feet to the Point of Beginning and containing 31.18 acres. Bearings are based on true North as determined by solar observation.

The further consideration of this transfer is the assumption by the Grantee of one/half of that certain outstanding indebtedness to Loyd N. Pritchard, et ux, same being evidenced by Deed of Trust of record in Trust Deed Book 494, Page 218 Chancery Clerk's Office, DeSoto County, Mississippi, said principal amount being in the sum of \$ 123,600⁰⁰ and Grantee takes subject to and assumes and agrees to pay one/half of said indebtedness as per the original Note and Deed of Trust.

The warranty in this Deed is subject to subdivision and zone regulations in effect in DeSoto County, Mississippi, and rights of ways and easements for public roads and public utilities. The warranty is further subject to a fifty foot drive easement as described of record in Deed Book 195, Page 525, Chancery Clerk's Office, DeSoto County, Mississippi. Grantors do hereby convey unto Grantee an undivided one/half interest in and to an easement as described in Deed Book 195, Page 527, Chancery Clerk's Office, DeSoto County, Mississippi.

The taxes for the year 1990 will be divided between the parties and possession to take place upon delivery of this Deed.

WITNESS OUR SIGNATURES, this the 3-1st day of January, 1990.

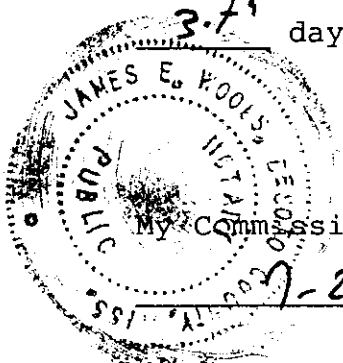
Robert D. Allen
ROBERT D. ALLEN

Betty Jeanne A. Allen
BETTY JEANNE A. ALLEN

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said county and state, the within named ROBERT D. ALLEN and wife, BETTY JEANNE A. ALLEN, acknowledged that they signed and delivered the above and foregoing WARRANTY DEED on the day and year therein mentioned as their free and voluntary act and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this the 3rd day of February, 1990.



James E. Kools
NOTARY PUBLIC

My Commission Expires: 2-2-91

Grantors' Address:
7306 Allison Road
Olive Branch, MS 38654
Phone No. (home) (601) 895-6333
Phone No. (bus.) (901) 362-5660

Grantee's Address:
7484 New Craft Road
Olive Branch, MS 38654
Phone No. (home) (601) 895-2051
Phone No. (bus.) (601) 895-8500

STATE MS.-DESOTO CO. BC
FILED
MAR 13 10 10 AM '90
RECORDED 3/14/90
DEED BOOK 223
PAGE 557
W.E. DAVIS CH. CLK.